



**Warmwell Drive, Bilston  
Wolverhampton, WV2 2PP**

**£275,000**

An impressive modern detached family residence occupying a corner position in an extremely popular residential area.

This outstanding property is immaculately presented throughout to a particularly high standard.

This stylish home provides excellent family accommodation by way of a stunning dining kitchen with useful utility area off, a delightful living room, downstairs WC, three good size bedrooms, a family bathroom plus an ensuite shower room.

There is off road parking to the rear plus a garage and a neat rear garden with patio area and lawn area.

The property is tastefully decorated and benefits from central heating, double glazing and must be seen to be appreciated.

**Approach** By way of pathway past lawn fore-garden and side gardens.

**Reception Hall** Having double glazed front door, double glazed window, central heating radiator, under stairs cupboard, flush ceiling spot lights and extractor fan.

**Living Room** 12' 8" x 12' 4" (3.86m x 3.76m) Having wall mounted log effect electric fire, central heating radiator and double glazed window.

**Dining Kitchen** 17' 9" x 9' 4" (5.41m x 2.84m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with four ring induction hob and cooker hood. Integrated refrigerator, freezer and range of fitted wall cupboards. Flush ceiling spot lights, central heating radiator, double glazed window and door leading out to rear garden.

**Utility** Having fitted work top, plumbing for washing machine, wall mounted combination boiler, storage cupboard, double glazed door leading out and flush ceiling spot lights.

**Landing** Having double glazed window, airing cupboard and loft hatch for access.

**Bedroom One** 12' 9" x 10' 7" (3.88m x 3.22m) Having fitted wardrobes with mirror fronted sliding doors.

**En-suite** Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Chrome heated towel rail, extractor fan, flush ceiling spot lights and double glazed window.

**Bedroom Two** 9' 4" x 9' 2" (2.84m x 2.79m) Having fitted wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

**Bedroom Three** 9' 4" x 8' 5" (2.84m x 2.56m) Having central heating radiator and double glazed window.



**Bathroom** 6' 9" x 5' 7" (2.06m x 1.70m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, chrome heated towel rail, double glazed window and flush ceiling spot lights.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap and neat lawn area. Numerous flowers and flowering shrubs. Garden shed and gated side access.

**Driveway** To rear for off road parking.

**Garage** 19' 7" x 9' 7" (5.96m x 2.92m) Having 'Up & Over' door, lights and power points.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

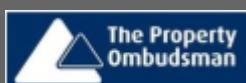




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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**